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DOCU. STAMPS-DEED

RECVD. BROWARD CNTY
B. JACK OSTERHOLT

COUNTY ADMIN.

~~After recording, return to~~:
Dillard Department Stores, Inc.
1600 Cantrell Road
Little Rock, Arkansas 72201
Attn: James W. Cherry, Jr.

SPECIAL WARRANTY DEED

This Special Warranty Deed made effective April 14, 1997 and executed on the 10th day of April, 1997 by Mervyn's, a California corporation, hereinafter referred to as "Grantor", whether one or more, for and in consideration of the sum of TEN DOLLARS ($10.00) cash, and other good and valuable consideration in hand paid by the Grantee, herein named, the receipt and sufficiency of which is hereby fully acknowledged and confessed, has GRANTED, SOLD and CONVEYED, and by these presents does hereby GRANT, SELL and CONVEY unto Dillard Department Stores, Inc., a Delaware corporation, herein referred to as "Grantee", whose tax mailing address is: 1600 Cantrell Road, Little Rock, Arkansas 72201, the real property described on attached Exhibit "A".

This conveyance, however, is made and accepted subject to the validly existing encumbrances, conditions and restrictions, relating to the hereinabove described property as now reflected by Exhibit B attached hereto.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns forever; and Grantor does hereby bind Grantor's heirs, executors, administrators, successors and/or assigns to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof, by, through or under Grantor but not otherwise.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name and its corporate seal to be hereunto affixed, by its proper officers, thereunto duly organized the day and year first above written.

BK26297PG0873

WITNESSES:

William P. Hise

Robert L. Nys

MERVYN'S

Michael J. Wahlig
Vice President
777 Nicollet Mall
Minneapolis, Minnesota 55402

CHICAGO TITLE INSURANCE COMPANY
390 N. ORANGE AVE., SUITE 150
ORLANDO, FLORIDA 32801

WILL CALL 30960892535

CHICAGO TITLE INSURANCE CO.
2701 GATEWAY DRIVE
POMPANO BEACH, FLORIDA 33069

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STATE OF MINNESOTA)
) ss.:
COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me this 10th day of April, 1997 by Michael J. Wahlig, as Vice President of Mervyn's, on behalf of the corporation. He is personally known to me.

Rosalind M. Zavada
Notary Public, State of Minnesota

My Commission Expires:

ROSALIND M. ZAVADA
NOTARY PUBLIC - MINNESOTA
HENNEPIN COUNTY
My Commission Expires Jan. 31, 2000

Drafted by:
William P. Hise
Dayton Hudson Corporation
777 Nicollet Mall
Minneapolis, MN 55402

M-238
Coral Square Mall
Coral Springs, FL

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel I:

Located in Section 33, Township 48 South, Range 41 East, and being a portion of Parcel H of RAMBLEWOOD SOUTH, according to the Plat thereof recorded in Plat Book 78, page 19, Public Records of Broward County, Florida, and more particularly described as follows:

Commencing at the intersection of the centerline of West Atlantic Boulevard with the centerline of University Drive; thence South 76 degrees 37 minutes 44 seconds East along said centerline of West Atlantic Boulevard, distance of 1409.37 feet to a point; thence North 13 degrees 22 minutes 16 seconds East, a distance of 60.00 feet to a point on the Northerly right-of-way line of West Atlantic Boulevard; thence along said Northerly right-of-way line of said West Atlantic Boulevard 661.72 feet along an arc to the right having a radius of 4110.00 feet and a chord of 661.00 feet bearing South 72 degrees 00 minutes 59 seconds East; thence North 23 degrees 20 minutes 48 seconds East a distance of 100.00 feet to a point; thence North 65 degrees 50 minutes 48 seconds East a distance of 117.00 feet to a point; thence North 89 degrees 40 minutes 00 seconds East a distance of 149.88 feet to a point; thence South 71 degrees 40 minutes 00 seconds East a distance of 118.66 feet to the principal point and place of beginning of the following description:

Thence North 13 degrees 50 minutes 00 seconds East a distance of 247.64 feet to a point; thence North 76 degrees 10 minutes 00 seconds West a distance of 189.00 feet to a point; thence North 13 degrees 50 minutes 00 seconds East a distance of 198.95 feet to a point; thence North 26 degrees 20 minutes 00 seconds East a distance of 326.00 feet to a point; thence South 63 degrees 40 minutes 00 seconds East a distance of 10.17 feet to a point; thence North 45 degrees 00 minutes 00 seconds East a distance of 196.81 feet to a point; thence South 45 degrees 00 minutes 00 seconds East a distance of 363.11 feet to a point; thence South 26 degrees 20 minutes 00 seconds West a distance of 427.74 feet to a point; thence South 13 degrees 50 minutes 00 seconds West a distance of 277.98 feet to a point; thence North 71 degrees 40 minutes 00 seconds West a distance of 124.64 feet to a point; thence South 05 degrees 22 minutes 16 seconds West a distance of 133.02 feet to a point; thence 92.28 feet along an arc to the right having a radius of 225.00 feet and a chord of 91.64 feet bearing South 17 degrees 07 minutes 16 seconds West; thence South 28 degrees 52 minutes 16 seconds West a distance of 109.50 feet to a point on the aforementioned Northerly right-of-way line of West Atlantic Boulevard; thence North 61 degrees 07 minutes 44 seconds West along said Northerly right-of-way line a distance of 38.00 feet to a point; thence North 28 degrees 52 minutes 16 seconds East, a distance of 145.02 feet to a point; thence North 05 degrees 22 minutes 16 seconds East a distance of 118.39 feet to a point; thence North 71 degrees 40 minutes 00 seconds West a distance of 56.80 feet to the Point of Beginning.

Parcel II:

Easements for the benefit of Parcel I as created by (i) that certain Easement and Operating Agreement by and among Federated Department Stores, Inc. and Associated Dry Goods Corporation and Coral-CS/Ltd., Associates recorded in Official Records Book 11368, page 45, et seq. (ii) that Amended and Restated Easement and Operating Agreement dated May 29, 1985 and recorded June 1, 1985 in Official Records Book 12621, page 485 et seq. and (iii) that Second Amended and Restated Easement and Operating Agreement recorded in Official Records Book 16680, page 230, et seq. all of the Public Records of Broward County, Florida, for the purposes described in said easements, over, under and across the lands described in said easements. Subject to the terms, provisions and conditions set forth therein.

EXHIBIT B

Permitted Exceptions

1. Taxes and assessments for the year 1997 and subsequent years.

2. Easements, dedications and Rights-of-Way as shown on the Plat of RAMBLEWOOD SOUTH, according to the Plat thereof, as recorded in Plat Book 78, page 19, Public Records of Broward County, Florida, as affected by Quit Claim Deed filed April 13, 1983 in Official Records Book 10788, page 899, as shown on the As Built Survey of Coral Square Mall prepared by Coon Engineering, dated January 4, 1991.

3. Restrictions, covenants, right to lien and reservation of easements contained in Declaration of Restrictions and Protective Covenants for Parcel I and a Portion of Parcel H, Ramblewood South filed October 14, 1981 in Official Records Book 9840, page 849, Public Records of Broward County, Florida; amended in Official Records Book 10994, page 710, Public Records of Broward County, Florida. Said Easements are reserved along the following property lines: Atlantic Boulevard, 20 feet; East Property line, 10 feet; Ramblewood Drive, 20 feet; West property lines, 10 feet.

4. Access Easement filed November 18, 1982 in Official Records Book 10515, page 575, Public Records of Broward County, Florida; as shown on the As Built Survey of Coral Square Mall prepared by Coon Engineering, dated January 4, 1991.

5. Easement granted to Florida Power & Light Company filed March 24, 1983 in Official Records Book 10749, page 265, Public Records of Broward County, Florida as shown on the As Built Survey of Coral Square Mall prepared by Coon Engineering, dated January 4, 1991.

6. Canal Easement filed April 13, 1981 in Official Records Book 10788, page 901, Public Records of Broward County, Florida, as shown on the As Built Survey of Coral Square Mall prepared by Coon Engineering, dated January 4, 1991.

7. Terms and conditions of Agreement by and between Coral Square Associates and the City of Coral Springs, Florida filed September 22, 1983 in Official Records Book 11153, page 207, Public Records of Broward County, Florida.

8. Easement reserved in Special Warranty Deed filed December 28, 1983 in Official Records Book 11368, page 38, Public Records of Broward County, Florida, as shown on the As Built Survey of Coral Square Mall prepared by Coon Engineering, dated January 4, 1991.

9. Easement and Operating Agreement by and among Federated Department Stores, Inc. and Associated Dry Goods Corporation and Coral-CS/Ltd. Associates, dated November 16, 1983 filed December 28, 1983 in Official Records Book 11368, page 45, et seq., Public Records of Broward County, Florida. Amended and Restated Easement and Operating Agreement by and among Federated Department Stores, Inc. and Associated Dry Goods Corporation, and Alstores Realty Corporation, Jordan Marsh Company, Coral-CS/Ltd. Associates dated May 29, 1985 and filed June 1, 1985 in Official Records Book 12621, page 485, et seq., Public Records of Broward County, Florida. Second Amended and Restated Easement and Operating Agreement filed in Official Records Book 16880, page 230 et seq., Public Records of Broward County, Florida. Assignment and Assumption Agreement dated February 1, 1991 between Associated Dry Goods Corporation, a Virginia corporation and Mervyn's, a California corporation filed February 6, 1991 in Official Records Book 18123, page 30, Public Records of Broward County, Florida.